



Report of Technical Review Committee

Docket #: PC 2006-032 Project Type: Primary Plat TRC Meeting: 5/24/06
Project: Rocklane Ridge Subdivision – Primary Plat
Location: ne corner of CR 225E & CR 950N
Engineer: Crossroad Engineers Representative(s): Trent Newport, engineer; Maurie Young, developer

TRC Members Present

<u>Planning:</u> Ed Ferguson Deborah Luzier Lowell Weber	<u>Engineering & Sanitation:</u> Paul Peoni - Engineering Kevin Riddle - Engineering Keith Meier - Sanitation	<u>Fire Department:</u> Rodney Johnson <u>Police Department:</u> Duke Woolen	<u>Other:</u> Greg Wilhelm - REMC Diana Mercer – Indiana American Water
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Minutes:

Primary plat is for approximately 90 acres total. This is an upscale mixed-use development which includes neighborhood commercial, apartments, duplexes, and single-family dwellings. Project will be divided into sections and phases.

Johnson moved. Weber seconded. All ayes. Motion carried.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

- 1) Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
- 2) Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
- 3) Sanitary sewer plans shall be subject to review and approval by outside city consultant.
- 4) Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
- 5) All written comments listed in Fire Department's report shall be met. (attached)
- 6) Plans shall show street pavement widths from back of curb to back of curb.
- 7) Secondary plat plans shall show off-site drainage plans and outlets.
- 8) All Main Street right-of-way shall be dedicated with first secondary plat.
- 9) Improvements to Main Street pavement shall be accomplished simultaneously with the first secondary plat, as per city standards and specifications.
- 10) Final alignment and/or extension of Rocklane Ridge Blvd. shall be subject to further review.